

**MINUTES  
ZONING BOARD OF ADJUSTMENT  
MARCH 21, 2006**

**1. CALL TO ORDER** – Mescher called the meeting to order at 4:00 p.m.

**2. ROLL CALL**

Members Present:     Andrews, Behrens and Mescher  
Absent:                 Garst and O'Reilly  
Staff:                    Malmquist, Sall and Wade

**3. PLEDGE OF ALLEGIANCE**

**4. ADOPTION OF AGENDA**

Motion by Andrews, second by Behrens to adopt the agenda as printed. Motion carried by unanimous voice vote.

**5. APPROVAL – MINUTES OF FEBRUARY 21, 2006 MEETING**

Motion by Behrens, second by Andrews to approve the minutes as written. Motion carried by unanimous voice vote.

**6. PROOF OF PUBLICATION** – Sall

**7. REVIEW OF MEETING PROCEDURES** – Mescher

**8. PUBLIC HEARINGS**

A. CASE #CU-06-002: Public hearing on the request of Bethany Lutheran Home to amend an existing conditional use permit which was approved in 1971 to allow an extended care facility (nursing home) in an R-3/Low Density Multi-Family Residential District at the southwest corner of North Broadway and Elliott Street. The applicants wish to expand the conditional use permit to include the property at 231 Elliott Street to allow the construction of an accessory structure. (Legal Description: The East 114 feet of Lots 10 and 11, Auditor's Subdivision of the NW1/4 SW1/4 of Section 19-75-43.)

Michael VanSickle, 24148 Sumac, Neola, IA 51559, said he has been the administrator at Bethany for about 3 1/2 years. They are currently in a growth phase and need a larger maintenance shed. The existing will be removed and the space used for additional parking. The shop will have a brick façade and will be the same color as the Bethany Heights structure.

Andrews asked what type of maintenance will take place in the shop. VanSickle said Bethany's equipment will be maintained. There will be no work on any one else's nor will there be any work on automobiles.

Mescher asked the applicant if he has read the staff recommendations. VanSickle said yes and that he has no problems with them.

Behrens asked how many additional parking spaces will be added when the old shed is removed. VanSickle said 4 to 6 spaces will be added depending on how much room will be needed to allow trucks the ability to maneuver through the parking lot.

Motion by Andrews, second by Behrens to approve the requested amendment to an existing conditional use permit, subject to the conditions in the staff report.

VOTE: AYE – Andrews, Behrens and Mescher. NAY – None. ABSTAIN – None. ABSENT – Garst and O'Reilly.

B. CASE #CU-05-006: Public hearing on the reconsideration of the request of Richard Fuller for a conditional use permit to allow commercial recreation (indoor) in an I-2/General Industrial District at 1129 – 9<sup>th</sup> Avenue. (Legal Description: Lots 1-8 and Lots 15 and 16, Block 29, Riddles Subdivision, including the East 1/2 of the vacated west north/south alley, all of the vacated east north/south alley and parts of vacated 10<sup>th</sup> Avenue and South 11<sup>th</sup> Street abutting.)

Andrews said he would abstain.

Motion by Behrens, second by Andrews to continue this case until the next scheduled meeting in April, 2006, due to the lack of a quorum.

Motion carried by unanimous voice vote.

## **9. OTHER BUSINESS**

A. Election of Officers – Motion by Andrews, second by Behrens to elect Mescher as Chair. Motion carried by acclamation.

Motion by Andrews, second by Mescher to elect Behrens as Vice-Chair. Motion carried by acclamation.

B. Other items of interest – None.

## **10. ADJOURNMENT – Mescher adjourned the meeting at 4:12 p.m.**